



NPE

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For Sale

12 Epping Close, Chadderton - EPC: D £399,950



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Energy performance certificate (EPC)

12 Epping Close Chadderton OLDHAM OL9 9ST	Energy rating D	Valid until: 13 March 2035
		Certificate number: 0310-2897-0470-2895-5711

Property type	Detached house
Total floor area	125 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/landlords-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Visit our web site www.npestates.co.uk
or email you enquirers to sales@npestates.co.uk

*****VERY POPULAR LOCATION****DECEPTIVELY SPACIOUS****EXTENDED TO SIDE & REAR**** 2 RECEPTION ROOMS****IDEAL FOR FAMILY***** We offer for sale this spacious, extended and well maintained 4 bedroom detached property, situated on the highly sought after Firwood Park Estate, ideal for the family. The property is double glazed & gas centrally heated and briefly comprises: Entrance hallway, lounge, dining room, fitted dining kitchen, downstairs WC, utility room, 4 bedrooms and a 4 piece white bathroom. Externally the property has the benefit of a garden to the front, driveway and integral garage to the side (garage part converted so used for storage) and a garden to the rear with lawn & patio.

Entrance Hallway

Stairs off. Radiator.

Lounge

14'5 x 13'2 (4.39m x 4.01m)

Fitted electric fire. Feature fireplace. Radiator. Double doors to dining room.

Dining Room

15'6 x 9'6 (4.72m x 2.90m)

Radiator. Patio doors to rear.

Dining Kitchen

14'11 (max) x 15'6 (max) (4.55m (max) x 4.72m (max))

L-Shaped room. Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink, rinser & drainer. Integrated fridge. Part ceramic wall tiled. Ceramic floor tiled. Radiator.

Downstairs WC

Wash basin. Radiator.

Utility Room

6'11 x 8'2 (2.11m x 2.49m)

Originally the back part of the garage, now converted. Fitted wall & base units. Plumbed for washer. Gas central heating boiler.

First Floor Landing

Loft access. Radiator.

Bedroom 1

12'5 x 10'1 (3.78m x 3.07m)

Front aspect. Fitted wardrobes. Radiator.

Bedroom 2

11'4 x 10'2 (3.45m x 3.10m)

Rear aspect. Radiator.

Bedroom 3

12'6 x 8'0 (3.81m x 2.44m)

Rear aspect. Radiator.

Bedroom 4

11'0 x 15'2 (3.35m x 4.62m)

Front aspect. 2 radiators.

Bathroom

4 piece white suite including independent shower cubicle. Ceramic wall & floor tiled. Radiator.

External

Garden to the front, driveway and integral garage to the side (garage part converted so used for storage) and a garden to the rear with lawn & patio.

Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £30 per annum. The council tax is in Band E with Oldham Council.

Warning Notice: NP Estates for themselves and the vendors, who's agents they are, give notice that these details have been prepared in good faith. No checks of any services have been made (water, electrical, gas or drains), heating appliances or any mechanical or electrical equipment. Measurements are normally taken by 'Sonic Tape' and therefore can only be an approximation. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each statement and no warranty is given by NP Estates, their employees, agents or the vendor. The property is offered subject to contract and may be withdrawn at any time.